



A spacious two bedroom flat situated in the popular Boscombe Spa area situated conveniently for Boscombe Pier the beaches of Bournemouth and Southbourne, and popular local restaurants and bars, Bournemouth Town Centre, Boscombe and Southbourne High Streets.

The accommodation offers hallway, master bedroom with en-suite to master, double second bedroom, main bathroom, kitchen/breakfast room, and lounge/diner.

The property also benefits from gas fired central heating, UPVC double glazing, residents' and visitors' parking, long lease and share of freehold. No forward chain.



**Spacious two bedroom flat situated in the popular Boscombe Spa area convenient for Boscombe Pier the beaches of Bournemouth and Southbourne.**

**Hallway, master bedroom with en-suite to master, double second bedroom.**

**Gas fired central heating, UPVC double glazing, residents' and visitors' parking.**

**Situated ideally for popular local restaurants and bars, Bournemouth Town Centre, Boscombe and Southbourne High Streets.**

**Main bathroom, kitchen/breakfast room, and lounge/diner.**

**Long lease and share of freehold. No forward chain.**

## ACCOMMODATION

### Entrance Via:

Communal front doors with security entry phone to communal entrance lobby, door to hallway, stairs to first floor landing, front door to:

**Hallway:** 35' 0" plus inner lobby x 8' 3" max (10.66m x 2.51m)

Split level, central heating thermostat, security entry phone, cupboard housing electric consumer unit, telephone point, radiator, smoke alarms, door to fire exit, doors to accommodation.

**Bathroom:** 11' 5" max x 6' 0" max (3.48m x 1.83m)

Suspended ceiling, obscured window to side aspect, airing cupboard housing hot water tank, fully tiled walls, panelled bath with mixer shower attachment and glazed screen over, pedestal wash hand basin with mirror over, W.C., radiator.

**Bedroom One:** 12' 4" x 9' 4" (3.76m x 2.84m)

Window to side aspect, radiator, door to:

**En-Suite:** 6' 9" x 2' 8" (2.06m x 0.81m)

Obscured window to side aspect, fully tiled walls, wash hand basin, shower enclosure with Triton shower over.

**Bedroom Two:** 12' 4" max x 9' 10" max (3.76m x 2.99m)

Window to side aspect, radiator.

**Kitchen/Breakfast Room:** 12' 5" x 6' 2" (3.78m x 1.88m)

Window to side aspect, eye and base level units, work surfaces, sink/drainage with mixer tap over, integrated fridge / freezer, electric oven with four ring hob and hood over, space for washing machine, part tiled walls, gas boiler serving the central heating and hot water systems, space for small table, radiator.

**Lounge/Diner:** 18' 6" x 9' 0" plus door recess (5.63m x 2.74m)

Windows to side and rear aspects, radiator, TV point.

### Externally:

Car Park providing one allocated space per flat and three visitors spaces. Path to rear where there is a communal shed and residents' bike park.

### Lease Length:

Remainder of 999 Year lease. (999 years from 25th June 2007)

### Ground Rent:

None.

### Service Charge:

£1,925.60 Per Year.

### Tenure:

Share of Freehold.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



1610 2021\_2331 Energy performance certificate (EPC) - Flat as energy certificate - CIVILS

**Energy performance certificate (EPC)**

Flat 8, Lodgewood Court 8, Dora Road BOURNEMOUTH BN9 1AF	Energy rating <b>D</b>	Valid until 17 July 2023 Certificate number: 0812-2818-7630-9467-4791
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Property type: Mid-floor flat

Total floor area: 71 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions [here](http://www.gov.uk/guidance/renting-online-rental-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be C. See [how to improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60